

POWELL WYOMING HOME WITH CREEK FRONTAGE



\$1,195,000



Canyon Real Estate, LLC
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www.canyonrealestate.net

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Experience the best of Wyoming living with creek frontage, a custom-built home, guest house, and expansive shop space on 18.67 acres. Approximately ¼ mile of Alkali Creek forms the northern boundary, offering a rare opportunity to enjoy your own private stretch of water. With no HOA or covenants, the property allows flexibility for livestock, recreation, or true country living.

The custom 3,668 sq ft home features 5 bedrooms and 5 bathrooms, thoughtfully designed with open-concept living, high ceilings, and quality finishes throughout. LVP flooring runs through the main living areas, anchored by a striking floor-to-ceiling rock fireplace showcasing a custom Heart Mountain outline. Comfort and efficiency are prioritized with in-floor heat, forced air heating, central air conditioning, and an on-demand water heater.

The spacious primary suite offers a walk-in shower, double closets, and direct access to the back patio. Two additional bedrooms share a Jack-and-Jill bathroom, while another main-level bedroom features its own private en-suite bath, providing ideal accommodations for guests or multigenerational living. Upstairs, the finished bonus area includes a spare bedroom and full bathroom, creating flexible space for visitors, recreation, or a private retreat. A finished, heated 3-car garage completes the home.

Outside, the property is well suited for rural living with usable acreage and a fenced backyard. A fully refurbished 3-bedroom, 2-bath guest home offers excellent potential for rental income, extended family, or caretaker quarters.

Two substantial Quonset buildings (40x80 and 50x100) with concrete floors provide exceptional storage, workshop space, or equipment housing. Creek frontage, functional improvements, and a high-quality home combine to create a rare property blending Wyoming lifestyle, privacy, and investment potential.





Great Room



Heart Mountain
Silhouette
On Wood Fireplace



Wood Fireplace

Great Room





Kitchen





Kitchen





Dining Room



Pantry





Master Suite



Walk-In Closet





Master Bath



Walk-In Shower





Walk-In Closet



Separate Vanities



Dog Kennel





Bedroom Two
& Bath





Bedroom Three



Jack & Jill Bathroom





Jack & Jill Bathroom



Bedroom Four



Laundry Room



½ Bath



Family Room Upstairs





Bedroom Five



Bathroom Five





Entrance



Office



Attached Garage





Views of Main Home





Front View



Back Yard





Aerial Views



Corral



Estimated Property Boundary



Guest House



Back Yard



Living Room





Kitchen





Kitchen





Master Bedroom and Bath





Bedroom Two



Bedroom Three





Guest Bath



Laundry Room



Mud Room



Aerial Views



Estimated Property Boundary





Quonset Buildings





Quonset Buildings





Alkali Creek





Alkali Creek



Home with Creek Frontage



**Room Information**

18

List Price \$1,195,000
List Date 4/15/2026
Days On Market 106
Bedrooms 5
Total # Baths 5
Full Baths 3
3/4 Baths 1
Half Baths 1
1/4 Bath 0
Apx Year Built 2023
Levels One
Basement Y/N No

Apx Above Grade SqFt 3,668
Apx Below Grade SqFt 0
Apx Total SqFt 3668
Apx Deeded Acres 18.670
Apx # Irrigated Acres 6.12
Apx Lot SqFt 813,265.20
County Park
Area Powell - Heart Mountain
Subdivision Rodriguez SS-46
School District Park County District #1
Additional Living Units Yes

Inclusions Main house refrigerator, stove/oven, dishwasher, washer/dryer. Mobile home refrigerator, stove /oven, dishwasher. Metal-grey shed located between silos and mobile home, 4 silos.
Exclusions Hay, horse panels near main house, grey dog house by mobile home.
Irrigation Yes
Irrigation Company Heart Mountain Irrigation District

Legal Description RODRIGUEZ SS-46 LOT 2 & PARCS. A, B, C & D (REF. R.O.S. N-28 & N-49) (18.78 AC. - 18.67 AC. NET)
Tax Year 2025
Tax Annual Amount \$5,342.01
Covenants No
Detailed Zoning Park Co - Powell (GR-P)
Parcelable
Electric Company Garland Light/Power

Features

Appliances Dishwasher, Dryer, Microwave, Oven, Range, Refri...
Basement None
Construc... Concrete, Frame
Cooling Central Air
Ext Feat... Acreage Fenced, Corrals, Creek, Fenced Yard, Fishing, Garden, Guest House, Horse Property, Irrigated, Kennel/ Dog Run, Landscaping, Loafing Shed, Natural Gas to Property, Shop, Sprinklers, Storage, RV/Boat/Trailer
Ext Siding Composite/Engineered, Wood Siding
Fireplace Wood
Flooring Luxury Vinyl, Tile
Primary Heat Forced Air, Floor Furnace
Int Features Ceiling Fan(s), Garage Door Opener, Mud Room, P...
Lot Features Level

PatioDeckPorch Covered, Patio
Road Maint
Road Respons Public Maintained Road
Road Surface Dirt
Roof Shingle
Primary Water Source Well
Primary Water Supp... None
Sewer Type Septic Tank
Sewer Provider None
Views Creek/Stream, Hills, Mountain(s), Pas...

Comments Experience the best of Wyoming living with creek frontage, a custom-built home, guest house, and expansive shop space on 18.67 acres. Approximately 1/4 mile of Alkali Creek forms the northern boundary, offering a rare opportunity to enjoy your own private stretch of water. With no HOA or covenants, the property allows flexibility for livestock, recreation, or country living. The custom 3,668 sq ft home features 5 bedrooms and 5 bathrooms, designed with open-concept living, high ceilings, and quality finishes throughout. LVP flooring runs through the main living areas, anchored by a striking floor-to-ceiling rock fireplace showcasing a custom Heart Mountain outline. Comfort and efficiency are prioritized with in-floor heat, forced air, central air conditioning, and an on-demand water heater. The spacious primary suite includes a walk-in shower, double closets, and direct patio access. An upstairs bonus room provides flexible living space while a finished, heated 3-car garage completes the home. A fully refurbished 3-bedroom, 2-bath guest home offers excellent potential for rental income, guests, or multigenerational living. Two large quonset buildings (40x80 and 50x100) with concrete floors provide exceptional storage and workshop space. Creek frontage, usable acreage, and extensive improvements combine to create a property that blends Wyoming lifestyle, functionality, and investment potential.

Property listed by:

Canyon Real Estate, LLC - 307-527-7092
 Lance J Bower - 307-272-4114

Contact me for more informati...

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 Lance J Bower - 307-272-4114
 lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

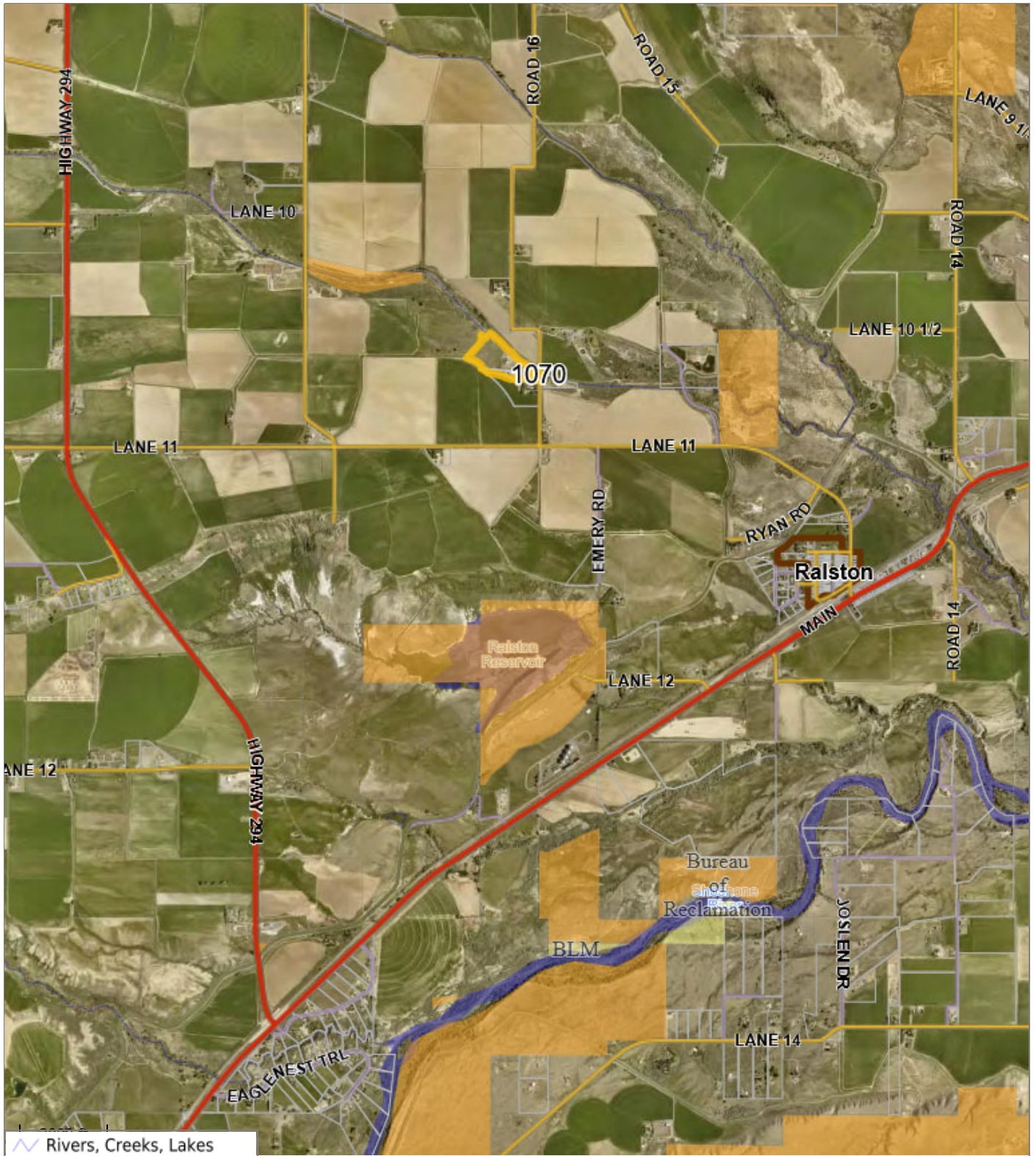


-  Rivers, Creeks, Lakes
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

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printed 3/26/2026



Park County
Wyoming MapServer



- Rivers, Creeks, Lakes
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Park County
Wyoming MapServer

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IMPORTANT NOTICE
Canyon Real Estate, LLC

(NAME OF BROKERAGE FIRM)

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker, or Salesperson" as defined in Wyoming Statute § 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the Broker represents the Seller. On properties listed with other Brokerage Firms, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed, or ratified by the Seller.

Customer

A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at the Customer's risk. The Customer should not tell the Broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. Wyo. Stat. § 33-28-310(a).

Buyer's Agent (Requires written agreement with Buyer)

If a Buyer signs a written Buyer's Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed, and ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), the Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following obligations to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law, or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a Licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a Licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose, to either party, confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

Nondiscrimination

The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Buyer with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

BROKERAGE FIRM Canyon Real Estate, LLC

By Licensee for Brokerage Firm _____ Date _____
Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on _____ (date) at _____ (time) and hereby acknowledge receipt and understanding of this Disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

This Real Estate Brokerage Disclosure was presented to Buyer, and Buyer refused to sign above.

Broker/Licensee _____ Date. _____

Buyer's Name _____